

HISTORIC PRESERVATION COMMISSION

HEARING MINUTES

DECEMBER 21, 2010

Commissioners

Scott Winnette, Chairman (not present)

Robert Jones, Vice Chairman

Timothy Wesolek

Joshua Russin (not present)

Gary Baker

Shawn Burns

Brian Dylus, Alternate

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Aldermanic Representative

Michael O'Connor

Staff

Emily Paulus, Historic Preservation Planner (not present)

Lisa Mroszczyk, Historic Preservation Planner

Scott Waxter, Assistant City Attorney

Nick Colonna, Division Manager of Comprehensive Planning

Shannon Albaugh, HPC Administrative Assistant

•I. Call to Order

Mr. Jones called the meeting to order at 6:00 P.M. He stated that the technical qualifications of the Commission and the staff are on file with the City of Frederick and are made a part of each and every case before the Commission. He also noted that the Frederick City Historic Preservation Commission uses the Guidelines adopted by the Mayor and Board of Aldermen and the Secretary of the Interior's Standards for Rehabilitation published by the U. S. Department of the Interior, National Park Service, and these Guidelines are made a part of each and every case.

All cases were duly advertised in the Frederick News Post in accordance with Section 301 of the Land Management Code.

Announcements

Nick Colonna announced that the Downtown Frederick Partnership design sub-committee has a spot open for a liaison from the HPC. The meetings are held on the second Tuesday of every month at 7:30 AM. He recommended to anyone interested in filling the spot to e-mail him and they will go from there.

II. Approval of Minutes

1. December 9, 2010 Hearing / Workshop Minutes

Motion: Timothy Wesolek moved to approve the December 9, 2010 hearing and workshop minutes as written.

Second: Gary Baker

Vote: 5 - 0

- **II. HPC Business**

IV. Consent Items

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There were no consent items.

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- V. Cases to be Heard**

Reconstruct porch
Simard

David

Lisa Mroszczyk

Staff Presentation

Ms. Mroszczyk entered the entire staff report into the record and stated that this application serves as the replacement plan for the approved demolition of the porch and concrete block structure (HPC10-391). The proposal includes the reconstruction of the second floor rear porch to match the depth of the remaining roof. In the revised design the structure is integral to the porch design and the posts align floor to floor. The remaining porch ceiling will be repaired or replaced in-kind.

The application also concerns retaining the concrete slab in place and filling in the concrete block to form a level patio in the rear yard.

Applicant Presentation

James Russell, representing the applicant, stated that he would prefer to use 6x6 posts instead of 4x4 but he could do 4x4's if the Commission wanted. Ms. Mroszczyk stated that the reason for the staff recommendation is that a lot of these porches were originally cantilevered so there were no posts at the first level and 6x6's tend to get a little bulky and you start to lose the feeling of lighter cantilevered porch.

Commission Discussion / Questioning

Public Comment - There was no public comment.

Staff Recommendation

Staff Presentation

Ms. Mroszczyk entered the entire staff report into the record and stated that this application concerns the installation of two closed sided shed style awnings with Weblon fabric as follows:

Awning #1: 12'-0" x 3'-0" x 5'-0" at the main entrance on Market Street.

Awning #2: 6'-8" x 3'-0" x 3'-6" at the secondary entrance on East 2nd Street.

A metal awning that previously ran the whole length of the building on Market Street and wrapped around the corner was damaged during a snowstorm leaving an exposed fascia. This application also includes covering that fascia with aluminum (partially completed).

Applicant Presentation

Justin Lucido, the applicant, stated that they have already made some of the corrections that staff suggested in the staff report and the biggest thing they are running into is the fascia boards on the sides where the awnings would be. He added that they would not be able to come up with a concrete plan on what to do with both sides of the fascia boards until they get some kind of approval. He wanted to come up with a plan that was not too chopped up.

Commission Discussion / Questioning

Mr. Jones asked if they had a sample of the fabric they wanted to use. Mr. Lucido answered no because once they started to put this together there was not enough time to get the sample in the mail but he would be happy to get the sample if they wanted.

Mr. Wesolek asked what they were planning on doing with the strip of metal on the building. Mr. Lucido answered that they would be open to suggestions on that but they placed that on the building to temporarily solve a water issue. He added that they originally planned to bend metal to fit it in there perfectly so you would not be able to see it. The only other ideas that they came up with are extending the roofline out to do some type of crown molding scenario or the picture frame scenario. Mr. Wesolek asked how big the picture frames would be. Mr. Lucido answered that they would need to fit within the 10 ¾ inch opening so they would do everything within the space that was left. Mr. Dylus asked if the picture framing would go the entire lineal dimension of what is on Market Street and what turns back. Mr. Lucido answered yes. Mr. Baker asked if he was suggesting the picture frames be as high as the metal flashing or that they be proportionate to what is under the bay window. Mr. Lucido answered that there is nothing behind the bay window because it is stone all the way up to where they have the flashing so they would do something like what is under the other bay window but where the flashing is and they are only talking about 11 inches. Mr. Baker thought that would not be proportioned. He appreciated the applicant trying to use a vocabulary of what is already there because the bay window on the corner also has it but it is much narrower so picking up that element for the other one is a decent idea to consider however the proportions of it are important as well.

Mr. Jones asked if the applicant would be inclined to request a continuance to have a chance to workshop this application. Mr. Lucido answered yes.

Public Comment - There was no public comment.

Staff Recommendation

Staff recommends the Commission deny the application because the proposed awning fabric does not closely resemble canvas, the material will not be loose on the frame and the valence will not hang freely, the awning at the East 2nd Street entrance does not correspond to the existing opening and because the depth of the awning on North Market Street will negatively impact the streetscape.

Staff also recommends the Commission deny the installation of aluminum flashing along the fascia because the treatment is inappropriate and uncharacteristic of commercial buildings in this historic district.

Motion: Timothy Wesolek moved to continue this case to the January 27, 2011 hearing and that they schedule a workshop for the case on January 13, 2011.

Second: Shawn Burns

Vote: 5 - 0

**4. HPC10-440
Station, Inc.**

230 W. Patrick Street

Way

Install gazebo
Anibaldi

Vince

Lisa Mroszczyk

Ms. Mroszczyk stated that the applicant for this case requested, in writing, to staff that the case be continued until January 27, 2011.

Motion: Shawn Burns moved to continue this case to the January 27, 2011 hearing.

Second: Gary Baker

Vote: 5 - 0

**5. HPC10-445
Carol Powell**

11 W. 2nd Street

Joseph &

Demolish garage
Moran, agent

Mike

Lisa Mroszczyk

Staff Presentation

Ms. Mroszczyk entered the entire staff report into the record and stated that this application concerns the demolition of a four bay concrete block garage constructed at the rear of the property. At the December 9, 2010 hearing the Commissioner determined that this garage is contributing to the significance of the historic district. The replacement plan (HPC10-414) includes the construction of a larger garage, new fencing and paving.

NOTE: Please refer to the application for HPC10-414 for additional photographs of the garage.

Applicant Presentation

Michael Moran, the agent, stated that given the feedback from staff and some considerations from Gary Baker at the last workshop they worked up a new design that will retain more of the existing structure but according to staff it still constitutes demolition so they wanted to continue the case to the next session and discuss the new concept and ideas at the workshop later that evening.

Commission Discussion / Questioning

Public Comment - There was no public comment.

Staff Recommendation

Staff recommends the Commission deny the demolition of the garage because it has not been demonstrated that all alternatives have been exhausted and because the loss of the structure will detract from the character compromising the integrity of the streetscape.

Motion: Shawn Burns moved to continue the application to the January 13, 2011 hearing.

Second: Gary Baker

Vote: 5 - 0

6. HPC10-449 **329 S. Market Street**
Frederick JYC Properties

Removal and reconstruction of porch
Callear, agent

James

Lisa Mroszczyk

Staff Presentation

Ms. Mroszczyk entered the entire staff report into the record and stated that this application concerns the replacement of modern pressure-treated wood porch 3'-6" deep with a new wood porch 6'-0" deep. The porch will have tongue-and-groove flooring and a wood inset picket railing. The deck at the first floor will be replaced with concrete steps leading up to the door.

Applicant Presentation

James Callear, the applicant, stated that they intended to be fully compliant with the HPC Guidelines so they were fine with the conditions that Ms. Mroszczyk suggested. He thought it would make sense for plans to be resubmitted for staff review just to make it clear where they intend on the roof going because it was something they originally did think they would need. He stated that after talking to the contractor doing the work they would probably do a forward sloping roof that would be consistent with the existing roof.

Commission Discussion / Questioning

Mr. Baker had a problem with the porch being 6 feet deep because the Sanborn maps are showing that it was 4. He felt the historic character would not be maintained in the rear if the porch is 6 feet deep and the roof slope continues the same slope as the house roof. He thought that the 6 feet is pushing it a little bit too far. He wondered how the stairway was going to come out because there was a large floor to floor area. Mr. Callear stated that they do not intend to take the stairwell up to the third level so basically the roof and the slope will be similar to what is there now. Mr. Callear added that the house on the left has something similar however theirs is mostly a side porch and there are others on the block that are much deeper than 6 feet. Ms. Mroszczyk stated that the Commission's Guidelines talk about porches historically being about 4 to 5 feet and there is not a single element left on the porch of this building. She thought that to go 6 feet when originally it may have been 4 or 5 feet is a pretty minor modification to the overall design.

Mr. Jones asked if the porch posts would go all the way to the roof. Mr. Callear answered yes.

Public Comment - There was no public comment.

Staff Recommendation

Staff recommends approval of the application as consistent with the Commission's *Guidelines* with the following conditions:

- The first and second floor porch ceiling be finished with either beaded tongue-and-groove wood planks, beaded wood slats or beaded wood panel; and
- The third floor porch roof be extended to correspond with the depth of the porch and to be finished in materials similar to the first and second floor porch ceilings.

Motion: Brian Dylus moved to approve the application in accordance with the staff recommendations on page 2 of the staff report dated December 15, 2010.

Second: Timothy Wesolek

Vote: 4 - 1, Gary Baker opposed

7. HPC10-461

100 W. Patrick Street

BOCC

Install sculpture in courtyard
Abraham, agent

Austin

Lisa Mroszczyk

Staff Presentation

Ms. Mroszczyk entered the entire staff report into the record and stated that this application concerns the installation of a seven foot tall bronze sculpture of John Hanson atop a 42"x42"x40" granite pedestal within the plaza at the Frederick County Courthouse. The sculpture will be centered with the building's main entrance.

Applicant Presentation

Kevin Fisher, Assistant Director of Facility Services for Frederick County, stated that on September 16th the Board of County Commissioners approved a memorandum of understanding with the John Hanson Memorial Association in which the County agreed to accept from the Association a gift of a memorial to John Hanson to be

installed in the courtyard of the Frederick County Courthouse. The memorial will include a bronze statue mounted on a granite base with interpretive plaques installed on the base. He added that the Courthouse location is very significant because John Hanson owned two parcels with the homes along W. Patrick Street that are now a part of the present day consolidated Courthouse parcel. The location of the statue was selected jointly by the artist, association and the Board of County Commissioners.

Commission Discussion / Questioning

Mr. Baker asked if granite base would be the same type of granite used on the planters and such at the Courthouse. Antonio Mendez, the artist, answered that it seemed to him that what is existing is made out of concrete and it was their wish to bring in a material that is much more archival than concrete.

Mr. Baker stated that he had no problem with the statue being installed.

Public Comment - There was no public comment.

Staff Recommendation

Staff recommends approval of the application to install sculpture as shown on the renderings and material description stamped "Received Dec 02 2010."

Motion: Timothy Wesolek moved to the application dated December 2, 2010 for the John Hanson memorial statue in front of the Frederick County Courthouse.

Second: Gary Baker

Vote: 5 - 0

The meeting was adjourned at approximately 7:10 PM.

Respectfully Submitted,

Shannon Albaugh

Administrative Assistant